



SINCE 1972 · FINDING YOU A HOME

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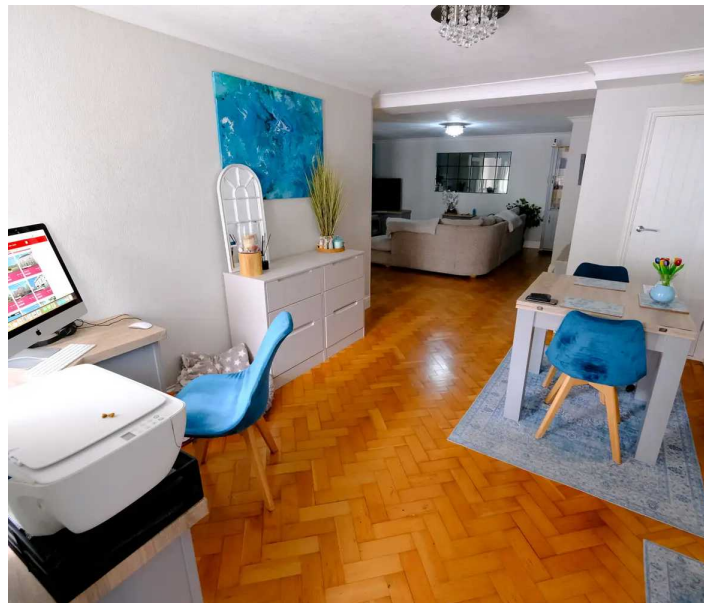
**Apt 1, 23 Regent Road, 23 Regent Road, St. Helier**  
**£355,000**

**BROADLANDS**  
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# Apartment 1, 23 Regent Road

23 Regent Road, Jersey

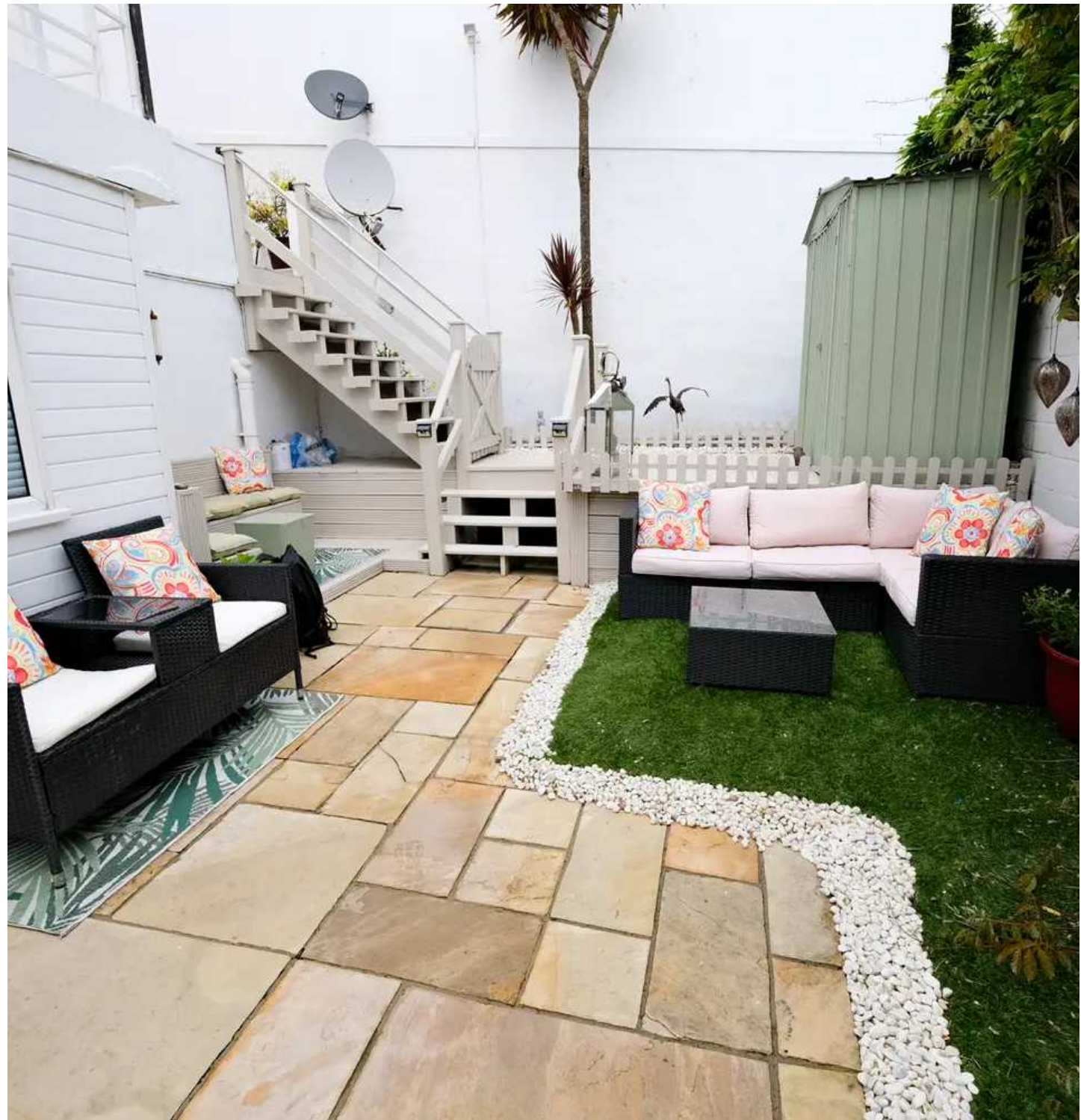
- Stunning 1 bedroom garden apartment
- Fantastic sized private garden
- Superbly presented throughout 718 sq. ft
- Convenient location, short walk to work.
- New bathroom and cloakroom
- Large storage areas
- No onward chain
- Sole agents
- Call Doug on 07700702585 or [doug@broadlandsjersey.com](mailto:doug@broadlandsjersey.com)

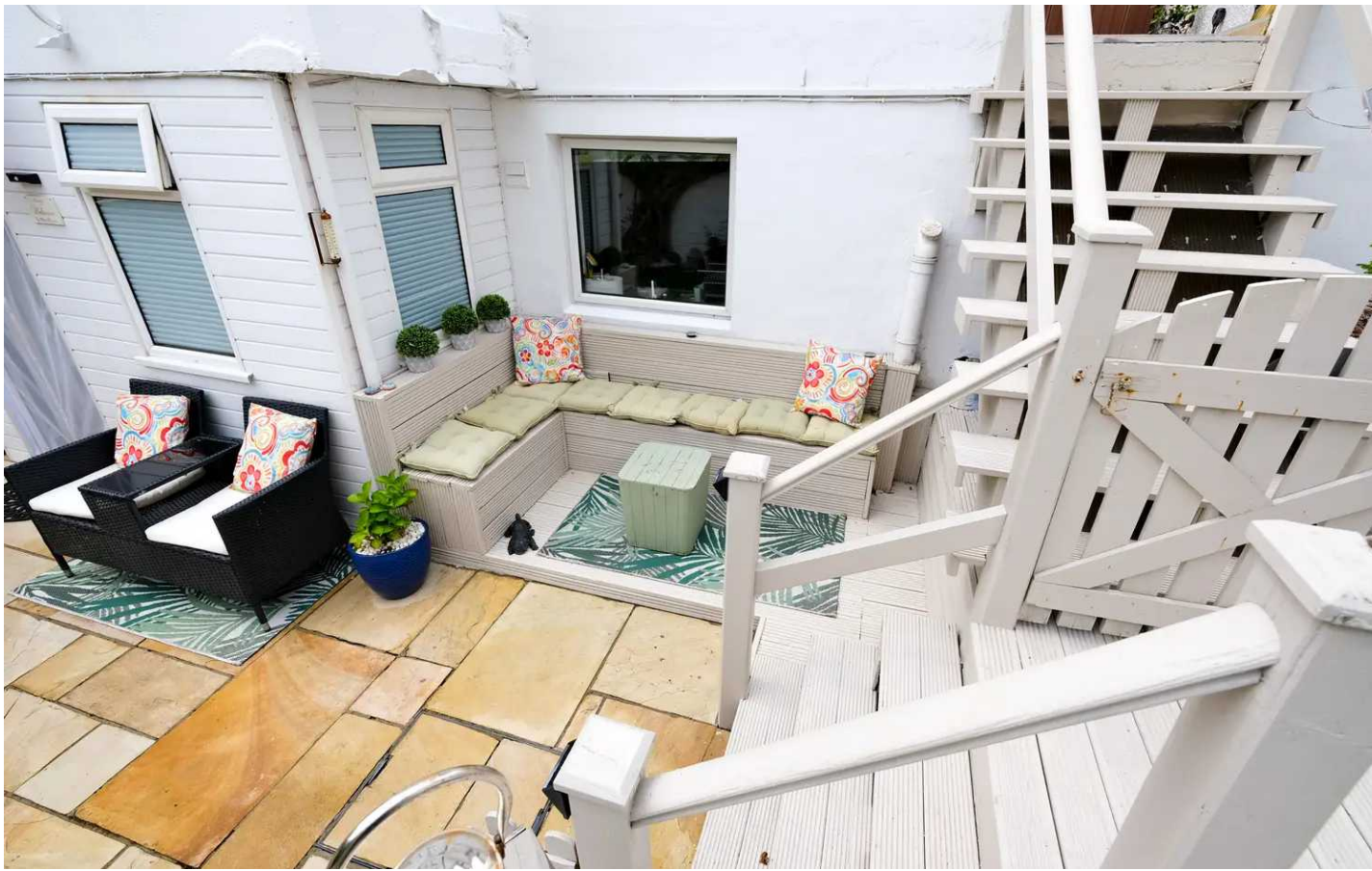


## Apartment 1, 23 Regent Road

23 Regent Road, Jersey

Fantastic one bedroom apartment with lovely private garden. Larger than average, with spacious rooms including: good size living room with wood burner, open plan dining area, separate kitchen, double bedroom with fitted cupboards, house bathroom and W.C. There is ample storage inside & out, including 2 large sheds and a utility cupboard outside. The garden is lovely and private, planted with a range of mature shrubs. There are no restrictions on the property meaning it is perfect for pets. Situated off a quiet town street & facing away from the road; Queen Street is only a short stroll, as are Snow Hill and Green Street car-parks.





### **Living**

Generous lounge with a log burner, flowing into the dining room. Large storage area. Modern kitchen with full range of integrated appliances and views out to the garden.

### **Sleeping**

Generous double bedroom with fitted wardrobes. Stunning new bathroom with large walk in shower, and separate new cloakroom.

### **Parking**

Regret no parking however Green Street carpark is nearby where you can get a monthly season ticket if necessary.

### **Storage**

Very large internal storage cupboard. Externally there is 2 large sheds (one with power) and a utility cupboard.

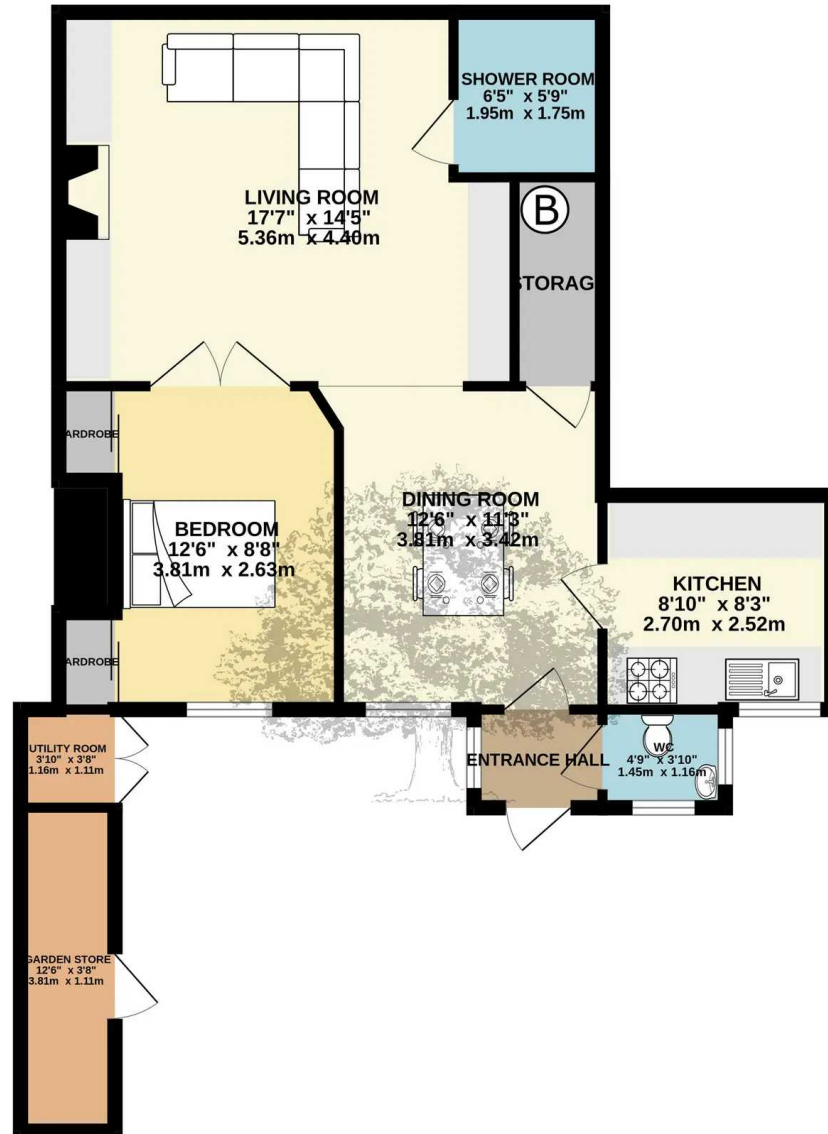
### **Services**

Fully double glazed. All mains (no gas). Electric heating. Service charge of £106 per month to include contribution to sinking fund, water rates, parish rates etc.



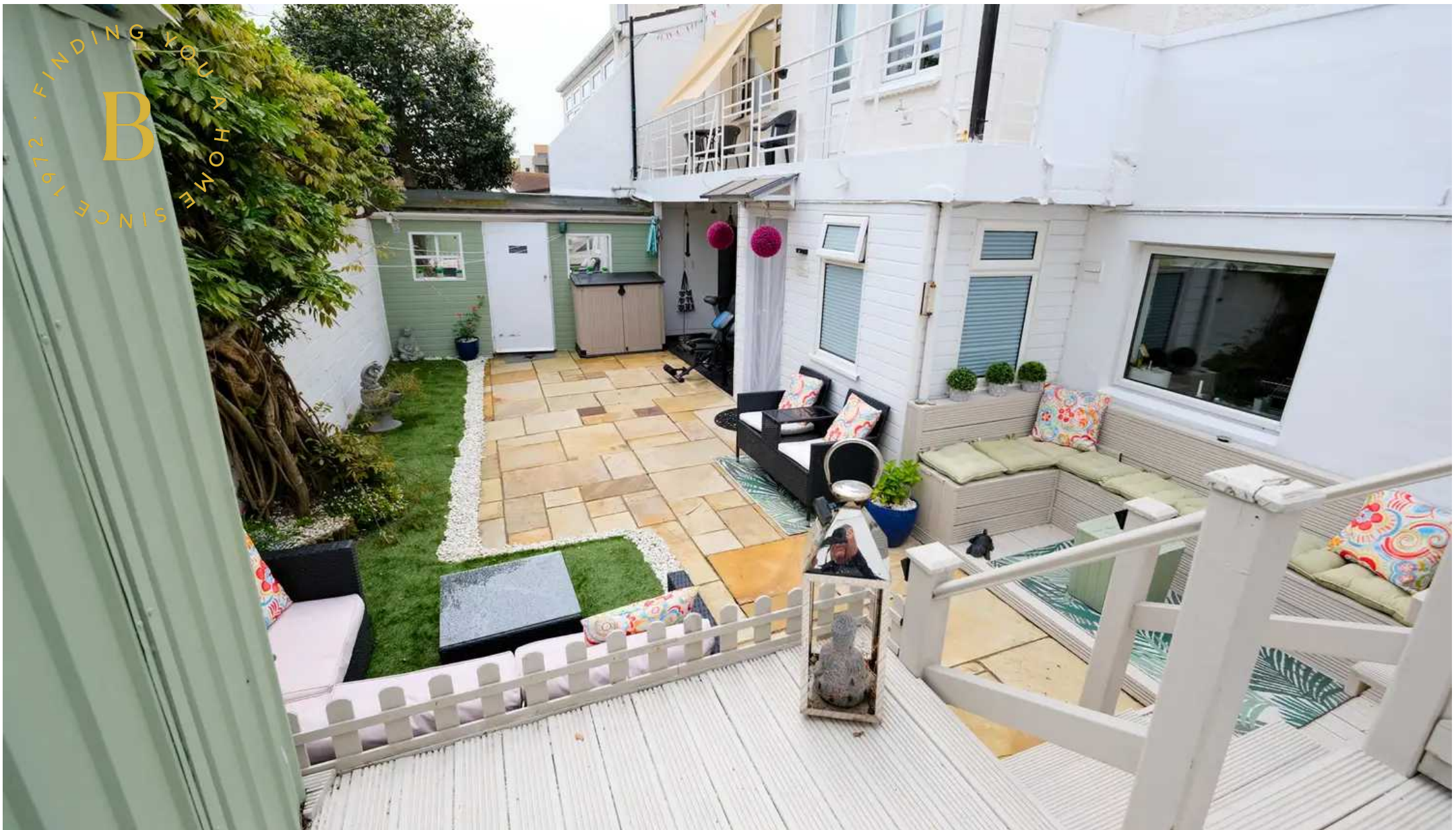


GROUND FLOOR  
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Broadlands

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